

UNOFFICIAL COPY

TRUSTEE'S DEED

27477251

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The above space for recorders use only

THIS INSTRUMENT, made this 26th day of February, 19 85, between THE FIRST NATIONAL BANK OF DES PLAINES, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of September, 19 81, and known as Trust Number 10733258, party of the first part, and JAMES DONNELLY AND DELIA DONNELLY, as joint tenants with right of survivorship and not as tenants in common, of 442 South Parson, Arlington Heights, Illinois

parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit: See attached legal description.

ATTACHED RIDER IS INCORPORATED HEREIN

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PARCEL 1:

That part of Lot 28 in Assessor's Division of the North West 1/4 of Section 35, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of Lot 53 in Plum Grove Woodlands, a Subdivision of part of the North West 1/4 and part of the West 1/2 of the South West 1/4 of said Section 35 (except the West 158.50 feet as measured on the North line thereof):

ALSO

PARCEL 2:

An easement for the benefit of Parcel 1 for ingress and egress and driveway and over a strip of land 30 feet in width through Lot 53 in Plum Grove Woodlands, being a subdivision of part of the North West 1/4 and part of the West 1/2 of the South West 1/4 of said Section 35, Township 42 North, Range 10 East of the Third Principal Meridian, the center line of which is described as follows: Commencing at the intersection of the South line of Lot 53 in said Plum Grove Woodlands and the most Easterly West line thereof, extended 50 feet to the said South line of Lot 53; thence Northeasterly on a line forming an angle of 32 degrees, 43 minutes, 30 seconds, as measured from North to North East with the most Easterly West line extended South of said Lot 53, a distance of 305.06 feet to a point of curve, thence Northerly on a curved line, tangent to the last described line, convex to the East and having a radius of 308.23 feet to the North line of said Lot 53, as created by the Declaration of Easements made by Edward M. Strauss dated May 13, 1964 and filed June 18, 1964 as Document No. LR2155749 and created by the Deed from Edward M. Strauss and Dorothy Strauss, his wife, to the First National Bank of Park Ridge, as Trustee under Trust Agreement dated November 16, 1964 and known as Trust Number 85, dated November 16, 1964 and recorded November 27, 1964 as Document No. 19316516, and corrective Deed dated November 16, 1964 and recorded August 17, 1965 as Document No. 19559922;

ALSO

PARCEL 3:

Easement for the benefit of Parcel 1 over the South 30 feet of the West 158.80 feet (as measured on the North line thereof) of that part of Lot 28 in Assessor's Division of the North West 1/4 of Section 35, Township 42 North, Range 10 East of the Third Principal Meridian, lying North of Lot 53 in Plum Grove Woodlands, a Subdivision of part of the North West 1/4 and part of the West 1/2 of the South West 1/4 of Section 35, Township 42 North, Range 10 East of the Third Principal Meridian, as reserved in Deed dated March 24, 1964 and recorded March 25, 1964 as Document No. 19081697 from Edward M. Strauss and Dorothy Strauss, his wife, to Dominic Volpe and Jennie M. Volpe, his wife, all in Cook County, Illinois.

204 Edgewood
Park Ridge, Ill.

27477251

Property of Cook County Clerk's Office

together with the tenements and appurtenances thereto belonging, as said joint tenants
TO HAVE AND TO HOLD the same unto said party of the second part, land to the proper use, benefit and behoof, forever, of said party of the second part

000665 Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR 14 '85 00041 000561 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party walls rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Trust Officer/Assistant-Cashier, the day and year first above written

THE FIRST NATIONAL BANK OF DES PLAINES as Trustee, as aforesaid, and not personally.

By: [Signature] Trust Officer ATTEST: [Signature] Assistant Trust Officer/Assistant-Cashier

STATE OF ILLINOIS } SS. I, Ruth A. Troutman, a Notary Public in and for said County, in COUNTY OF COOK } the State aforesaid, DO HEREBY CERTIFY, THAT JAMES S. SHELDON

Assistant Vice-President of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and COLFMAN S. HUTCHINS Assistant Trust Officer/Assistant-Cashier of said national banking association, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer/Assistant-Cashier, respectively, appeared before me this day in voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, did also then and there acknowledge that he/she, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his/hers-own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of March 19 85 Ruth A. Troutman Notary Public

304 Edgewood Palatine, Ill. For information only insert street address of above described property. 02-35-100-086-0000

THIS INSTRUMENT PREPARED BY: JAMES S. SHELDON, ESQ. 701 LEE STREET DES PLAINES, ILLINOIS 60016

This space for affixing Officers and Revenue Stamps

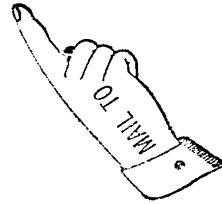
PLEASE PRINT

Document Number

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After Recording Mail To:
Frank J. Gaben, Attorney
480 E. Main St.
Springfield, IL 62702



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18 MAR 85 10: 46



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END OF RECORDED DOCUMENT